

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
NORTH PARK WOODS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Northpark Woods Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Northpark Woods Residential Community, Inc., recorded as Document No. 2019001831 in the Official Public Records of Montgomery County, Texas.

1. The name of the subdivision: Northpark Woods.
2. The name of the Association: Northpark Woods Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Montgomery County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Northpark Woods, recorded under Document No. 2018107844 in the Official Public Records of Montgomery County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association Northpark Woods Residential Community, Inc., c/o Community Solutions Unlimited, P.O. Box 5191, Katy, Texas 77491.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Community Solutions Unlimited
Attn: Kimberly Thorne
Mailing Address: P.O. Box 5191, Katy, Texas 77491
Telephone Number: 713-429-5440
Email Address: kim@csutx.com

7. Website to access the Association's dedicatory instruments: www.csutx.com.
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - Amount equal to 50% of the annual Regular Assessments, as such term is defined in the

Declaration, recorded in the Official Public
Records of Montgomery County, Texas.

Transfer Fee - \$250.00.

Resale Certificate Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property
transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

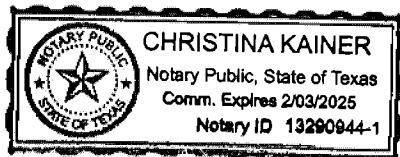
NORTHPARK WOODS RESIDENTIAL COMMUNITY,
INC., a Texas non-profit corporation

By: _____
Carlos Vieira, President

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 16 day of September, 2021 by Carlos Vieira, President of Northpark Woods Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

NORTHPARK WOODS RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Residential for Northpark Woods, recorded as Document No. 2018107844, Official Public Records of Montgomery County, Texas.
2. Modification Design Guidelines for Northpark Woods recorded as Document No. 2018107956, Official Public Records of Montgomery County, Texas.
3. Community Manual for Northpark Woods, recorded as Document No. 2018107964, Official Public Records of Montgomery County, Texas.
4. Adoption of Working Capital Assessment for Northpark Woods recorded as Document No. 2018111208, Official Public Records of Montgomery County, Texas.
5. First Amendment to Declaration of Covenants, Conditions and Residential for Northpark Woods, recorded as Document No. 2019077946, Official Public Records of Montgomery County, Texas.
6. Notice of Plat Recordation for Northpark Woods [Sec 1] recorded as Document No. 2019113816, Official Public Records of Montgomery County, Texas.
7. Notice of Plat Recordation for Northpark Woods [Sec 2] recorded as Document No. 2021064953, Official Public Records of Montgomery County, Texas.
8. Northpark Woods Supplement to Community Manual, recorded as Document No. 2021120863 in the Official Public Records of Montgomery County, Texas.

E-FILED FOR RECORD

09/17/2021 12:01PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

09/17/2021



County Clerk
Montgomery County, Texas